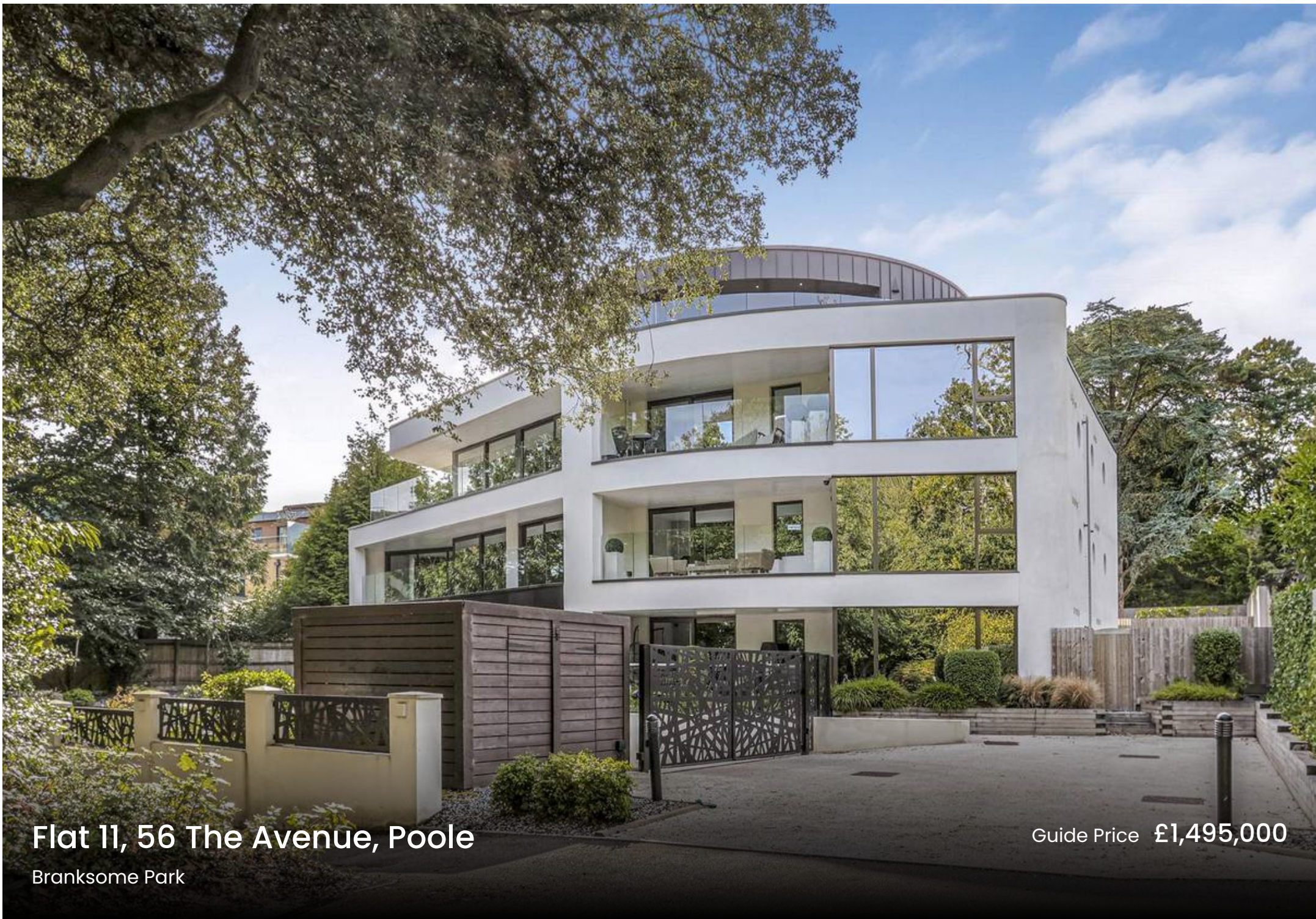
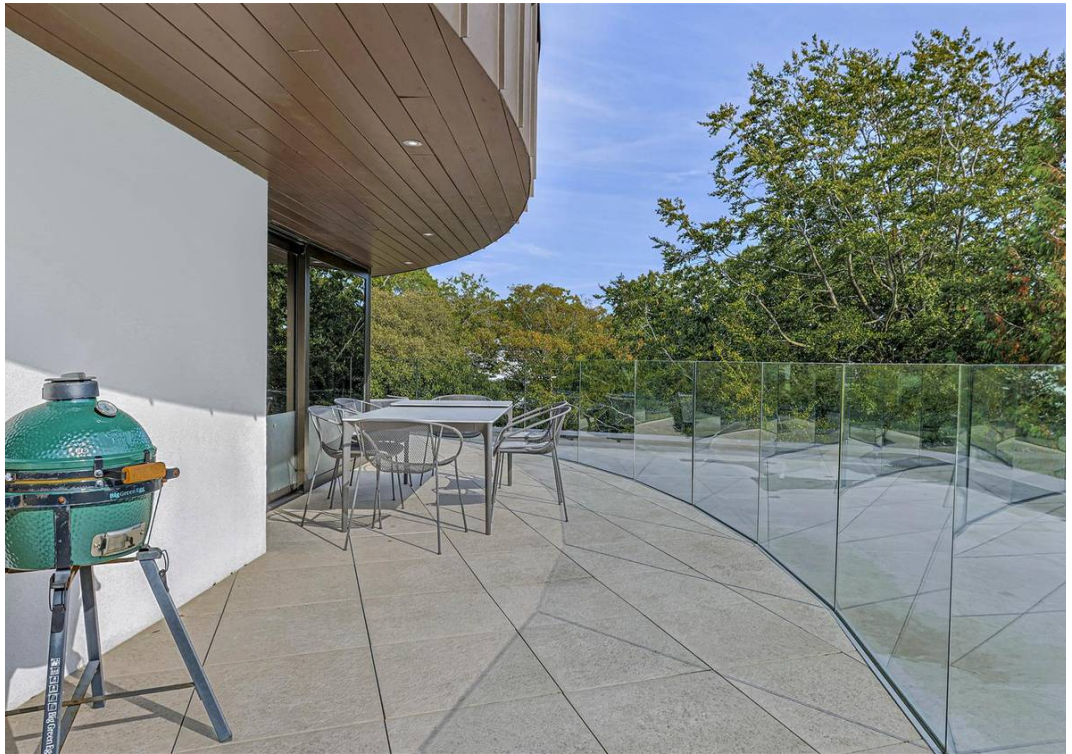




Flat 11, 56 The Avenue, Poole

Branksome Park

Guide Price **£1,495,000**





Flat 11

56 The Avenue, Poole

Modern three-bed, two-bath penthouse with sea views, open-plan living, private balconies, roof terrace, secure parking, lift access, and luxury finishes in a tranquil, gated setting.

Council Tax band: H

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Private roof terrace
- Modern kitchen with island and integrated appliances
- Open plan living and dining area
- Floor-to-ceiling windows
- Secure gated parking (including underground spaces)
- Multiple spacious balconies with glass balustrades
- Direct garden and terrace access via sliding doors
- Sea and tree-lined scenic views
- Luxurious modern bathrooms (freestanding bath walk-in shower)
- Private elevator





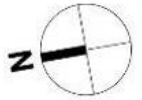
Approximate Area = 195.7 sq m / 2106 sq ft

Stores = 12.7 sq m / 137 sq ft

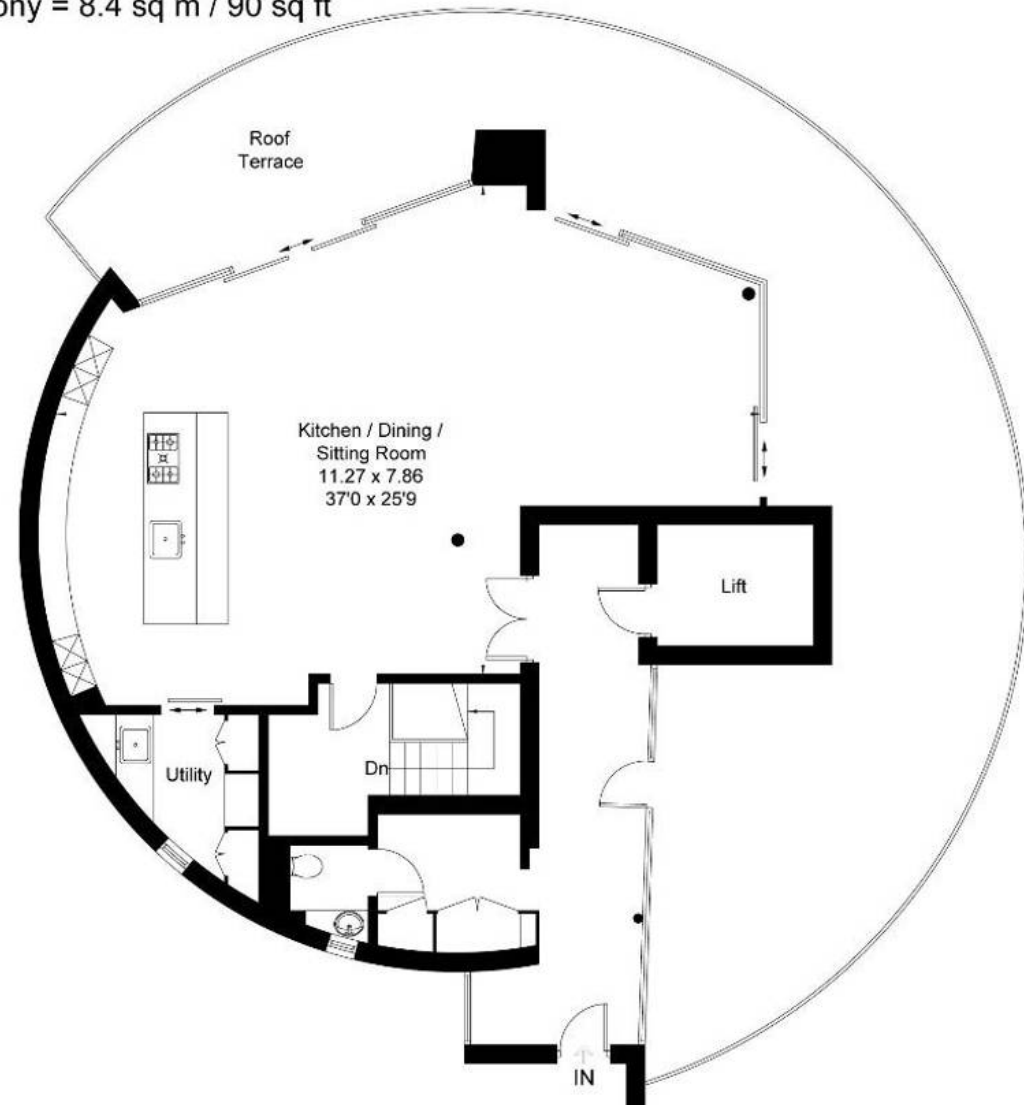
Total = 208.4 sq m / 2243 sq ft

Roof Terrace = 84.8 sq m / 913 sq ft

Balcony = 8.4 sq m / 90 sq ft



Second Floor



Third Floor





Lloyds of Canford Cliffs

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